



Willow Rose Cottage

Higher Street, Okeford Fitzpaine, Blandford Forum, Dorset

Willow Rose Cottage

Higher Street
Okeford Fitzpaine
Blandford Forum
Dorset
DT11 0RQ

Situated in the heart of a sought after village with a pleasant outlook, blending traditional construction with modern fittings and offered to the market with no forward chain.



- No forward chain
- Blends traditional construction with modern fittings
 - Kitchen dining room
 - Sitting room
- Two bedrooms with built in storage
 - Modern shower room
- Easy to maintain garden
 - Pretty outlook

Guide Price **£280,000**

Freehold

Blandford Forum Sales
01258 452670
blandford@symondsandsampson.co.uk



ACCOMMODATION

Willow Rose Cottage is situated in the heart of the village close to amenities and enjoying a pleasant outlook of the church. Coming to the market for the first time since construction nearly ten years ago, blending traditional construction with modern fittings. The kitchen/dining room enjoys a dual aspect with the kitchen area comprising of a range of wall and base units set with a counter top, included is a sink, hob, oven, slim line dishwasher and a washing machine. The sitting room is situated to the rear with French doors leading to the rear garden. Completing the ground floor is a cloakroom, comprising of a white suite of w.c. and basin, the entire ground floor is laid with composite wood effect hard flooring.

The main bedroom is a good size double room benefitting from a generous built in glazed double wardrobe. The second bedroom enjoys a dual aspect benefitting from a built in single wardrobe. The shower room is partly tiled, with a double shower cubicle, w.c. and basin.

The property is offered with no forward chain and would make an excellent first time purchase or downsize.

OUTSIDE

The front garden is bound in part by a brick perimeter wall with a gate and path leading to the front door with a pretty rose climbing the wall, the remainder is laid to lawn. The rear garden is easy to maintain, predominantly laid to lawn with gravel flower beds and a pathway, a rear gate leads to the allocated parking area.

SITUATION

Okeford Fitzpaine is a picturesque Parish set in the heart of Dorset surrounded by beautiful countryside. It is a conservation village located at the Southern end of the Blackmore Vale and the foot of Okeford Hill and nearby Bulbarrow which command magnificent views and provides superb riding and walking. Mainly made up from period houses and cottages, a historic parish church, post office stores and The Royal Oak public house. The nearby market towns of Blandford Forum is approximately 7 miles away and Sturminster Newton is approximately 5 miles away.

DIRECTIONS

what3words:///berated.bonds.airstrip

SERVICES

Mains electric, water and drainage. Gas central heating.

MATERIAL INFORMATION

Dorset Council Tel: 01305 211 970

Council Tax Band - C

EPC - C

There is broadband and mobile coverage in the area, please refer to Ofcom's website for more details.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-forconsumers/advice/ofcom-checker>

Please refer to the government website for more details.

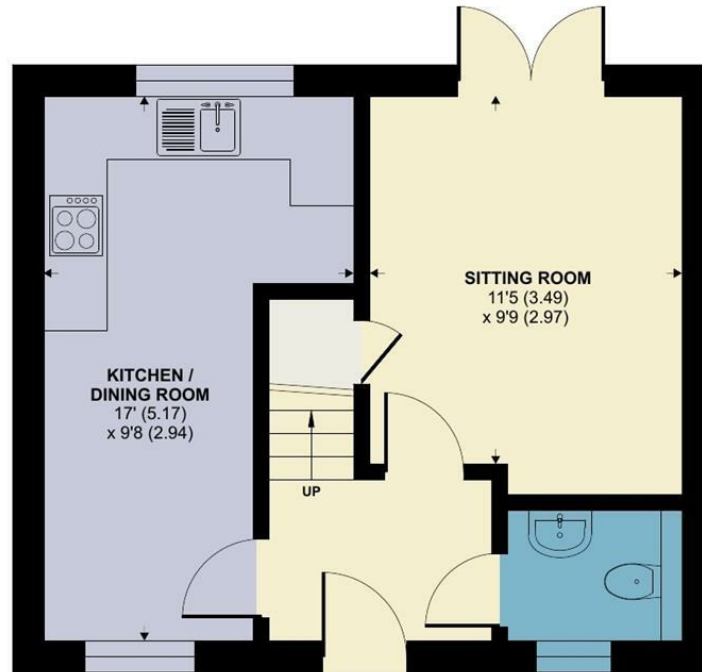
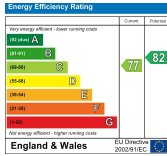
<https://www.gov.uk/check-long-term-flood-risk>



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Approximate Area = 674 sq ft / 62.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1383101



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